



Village of Robynwood Newsletter April

2021

From the Council

Spring is in full bloom; we look forward to the coming nice weather. It is project time in Robynwood, along with the nice weather.

You will be receiving a letter from CSK Management regarding our roof replacement project. A site plan of our Village showing the roofing schedule and other pertinent information will be presented. Please take the time to review the correspondence. Being mindful of the dates will be helpful in making for a successful roofing project.

Please be sure to review the committee reports in this Newsletter. They inform you of other projects that will be taking place in Robynwood.

Remember to look for email blasts from CSK regarding additional information for Robynwood and the entire Hershey's Mill Development.

Stay safe and follow the CDC guidelines regarding COVID-19.

It is an honor and a privilege to serve you

The Robynwood Council

Thought from the Council

“A STOP SIGN IS NOT A RECOMMENDATION OR SUGGESTION”

From the Master Association

The Master Association continues to review sketch plans for the expansion of the Community Center.

Aqua Pennsylvania plans on replacing mains in and around Hershey's Mill. Schedules have not been completed, but once they are available, they will be sent out to those who will be affected.

The pipeline project is finally coming to an end.

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COMMITTEE REPORTS

Architectural /Building Committee Report

As stated in the recent letter from CSK Management, the roofing project will begin in August. More information to follow.

Finance Committee

This past winter's snow accumulation (22+'' recorded in West Chester, Pa.) put some strain on the Robynwood Village budget though not as much strain as it put on the employees of Hershey's Mill Landscaping crews who handle our snow removal from roads and pedestrian walkways. Though we still have November and December of 2021 potential for weather, the HOA budget is over in Snow Removal category but under enough in other categories to offset and we remain within budget overall.

Maintenance Committee

With Spring finally here, two projects will get underway:

1. All shutters in Middle and Lower Robynwood will be repainted.
2. The large entrance signs in Upper and Lower Robynwood will be refurbished and repainted and the sign in Lower Robynwood moved closer to the entrance. In addition, a new large entrance sign will be installed in Middle Robynwood. The small house number directional signs will be moved to a more visible location. These upgrades will provide a much more attractive and visible Village identification at each entrance.

We continue to identify and attend to small maintenance issues now that better weather permits. Thank you for doing your part to keep the area surrounding your home free from litter and

unused items such as empty flower containers, etc. Also, please remember that the area under raised decks should be kept free of litter, trash cans, old grills, etc.

The primary Maintenance Committee contact for each Robynwood section is

Upper - Don Owens

Middle - Tony Scavo

Lower - Greg Cox

Trash Room Outside Lamp Replacement

Listed below are the volunteers to contact if a light bulb burns out:

1267-1280 Ray Regan

1281-1307 Bob Kope

1308-1328 Evan Lenk

Light poles that require a ladder to change the bulb, please call CSK Management, 610-337-3500, so they can put in a work order to handle the situation.

Landscaping Committee

With the money given for landscaping this year, we were able to prune and trim 20 of our largest trees. This work has recently been completed by Arader Tree Service.

May starts Lantern Fly season. They start hatching as tiny nymphs and climb down the trunk from their nests. If you use duct tape (which is recommended) to catch them, please remember that the sticky side needs to be facing out. Also, the tape needs to be changed often, especially after rain, since the stickiness diminishes quickly. Changing the positioning on the trunk also helps the bark to dry out.

Social Committee

The Social Committee is pretty much on hold until the COVID-19 situation ends.

Stay safe and healthy.

Real Estate Update for Robynwood Village and the Mill: Mariangela Hlis, Realtor, Weichert West Chester- Source Bright MLS

Currently there are 5 “Active” listings and 1 “Coming Soon” in Hershey’s Mill. Prices are ranging from \$215,000 to \$525,000. There are 10 homes ‘Under Contract/Pending” and 9 homes have settled in the last 30 days.

Currently, 1317 Robynwood is listed at \$475,000.

Inventory in the Mill is extremely low. Last year at this time there was twice as much activity as there is currently. It is a “Sellers’ Market” for sure.

Other Information

Alarm Panels-Please continue to use your CELL phone to dial 911 and then call Security on your cell or landline until the security panel issue is resolved.

Dryer Vents-As a reminder, it is recommended that a family of 4 or more have their dryer vents cleaned annually. A family of less than 4, every two years.

Pipeline-You are also receiving information regarding the current pipeline situation. This notification is for you only; the HOA does not take a position regarding the pipeline or its current state.

Additional Information: Look for and Like Robynwood Village on Facebook. Also go to www.hersheysmill.org for additional news.

Monthly Council Meetings: Monthly meetings of the Council take place on the 3rd Monday of the month at 3 p.m. All open Council meetings are cancelled until further notice due to Covid restrictions.

Thought for the Month

A photograph of a row of cherry blossom trees in a field. The trees are in full bloom, with white and light pink blossoms covering their branches. The ground is covered in green grass and small yellow wildflowers. The background is slightly blurred, showing more trees and a clear sky.

*“April hath put a spirit
of youth in everything.”*

— William Shakespeare

Committees

We need your help in volunteering for our various committees. Please contact the chairpersons of the committee you are interested in. You will find that joining a committee is rewarding and giving back to the Village.

The Robynwood Council

President, John Hlis
Vice President, Ed Prout
Treasurer, John Taylor
Secretary, Sheila Kanter
Member-at-Large, Don Qwens

Maintenance/Building Committee

Don Owens, Chair

Ed Prout
Bill Patterson
Greg Cox
Tony Scavo
John Hlis

Special Projects

Ed Prout, Chair

Monthly Newsletter

Pat Patterson, Editor

Sheila Kanter

Finance Committee

Mike Reinking, Chair

John Taylor
Larry Appalucci,
John Hlis
Eileen Raffaele

CSK Management, Inc.

1012 West 9th Avenue, Suite 10
King of Prussia, PA 19406
Janet Burgess, Manager

Landscape Committee

Diane Lenk, Chair

Sue and Dave Arnold
Evan Lenk
Tony Scavo

Social Committee

Mariangela Hlis, Chair

Trish Doran, Co-Chair

Linda Prout